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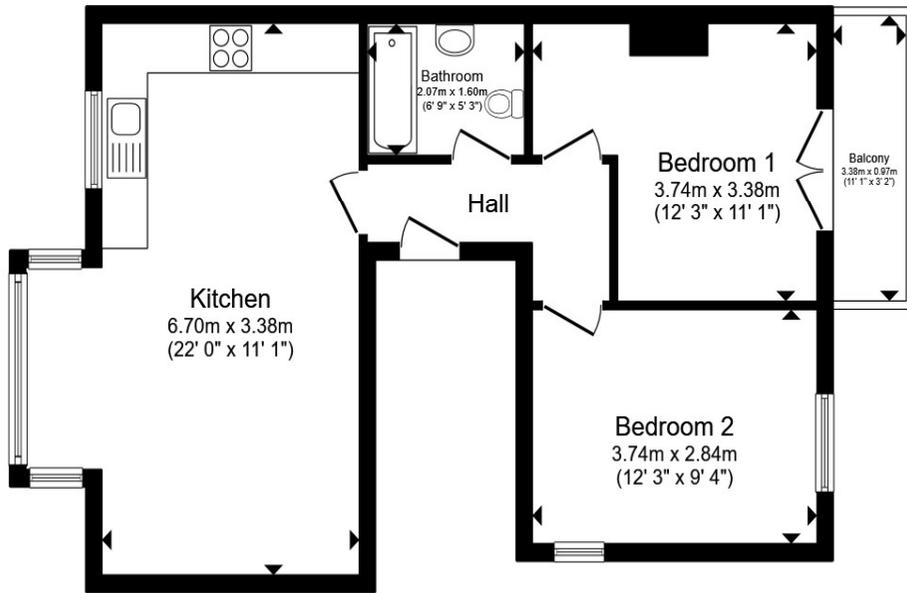
Blenheim Park Road, South Croydon CR2 6BJ


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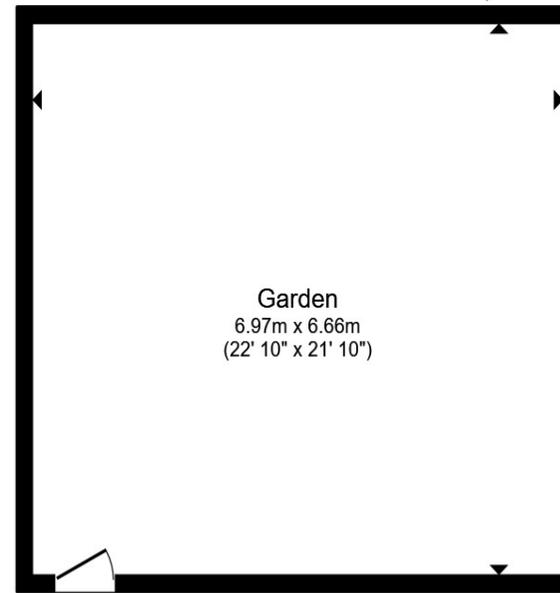
welcome to
Blenheim Park Road, South Croydon

Barnard Marcus are proud to present this beautifully presented two double bedroom first floor apartment converted in 2020 with remaining New Homes warranty.





Floor Plan



Outbuilding

Total floor area 101.5 m² (1,092 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



A beautifully presented two double bedroom first floor apartment converted in 2020 with remaining New Homes warranty, ideally positioned on the ever-popular Blenheim Park Road close to Purley Oaks and Sanderstead stations.

This bright and spacious home offers a stunning open plan living/kitchen area filled with natural light perfect for both relaxing and entertaining. The principal bedroom benefits from its own private balcony, alongside a generous second double bedroom and a sleek contemporary bathroom.

A rare feature for apartments in this location, the property also benefits from a private section of garden, ideal for summer evenings, entertaining or those working from home who value outdoor space.

Further benefits include gas central heating, double glazing, a long lease and unrestricted on-road parking.

An exceptional opportunity for first-time buyers, downsizers or investors seeking modern living with private outdoor space in prime South Croydon.

* Agents Note; There has been a treatment plan previously undertaken for Japanese Knotweed. Please ask the branch for more details so that you can make further enquiries as required for your own purposes.

welcome to

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- Remaining New Homes Warranty
- Private Balcony
- Private section of garden
- Long Lease
- Stylish Bathroom Suite

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 28 Jun 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£310,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SCS109981



Property Ref:
SCS109981 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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